



## 53a Custance Avenue, WHYALLA JENKINS, SA 5609

STRONG INVESTMENT APPEAL IN A HIGH DEMAND LOCATION

\*\*\* INSPECTION BY APPOINTMENT ONLY DUE TO TENANCY \*\*\*

Allotment size: 360m<sup>2</sup>

Council rates: \$2,262.46 per annum

Water supply & sewer rates: approx \$165 per quarter

Year built: 2010

Zoned: General neighbourhood

Occupancy: Currently tenanted \$390 per week until 19 March 2027

Located in the highly sought-after Ocean Eyre Estate, 53A Custance Avenue presents an exceptional opportunity for forward-thinking investors seeking long-term growth, with dependable tenants already in place. Lovingly maintained by occupants who take genuine pride in the home, this low-maintenance residence offers instant rental appeal and peace of mind from the outset. Ideally positioned close to parks, playgrounds, local shopping, schools, and everyday conveniences, the property also enjoys easy access

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P196345

**SALE DETAILS**

**\$429,000**

**CONTACT DETAILS**

**Elders Real Estate - Whyalla**

2 Patterson Street

Whyalla, SA

08 8644 4600

RLA: 62833

**Jake Pope**

0437 829 177

to Whyalla's coastline and town centre just a short drive away. A fantastic addition to any investment portfolio, set within a growing, family-friendly community.

Welcoming tiled entry hallway flowing through to the open-plan living area at the rear of the home

Spacious open-plan living and dining area featuring split-system air conditioning and sliding door access to the rear yard

Modern kitchen equipped with gas cooktop and dishwasher

Additional second living area with carpet flooring

Three generously sized carpeted bedrooms, two complete with built-in robes

Master bedroom featuring a walk-in robe and private ensuite

Main bathroom with separate bath, walk-in shower and separate toilet

Tiled laundry with convenient direct external access

Single carport with both internal and external access

Low-maintenance front and rear yards ideal for easy living

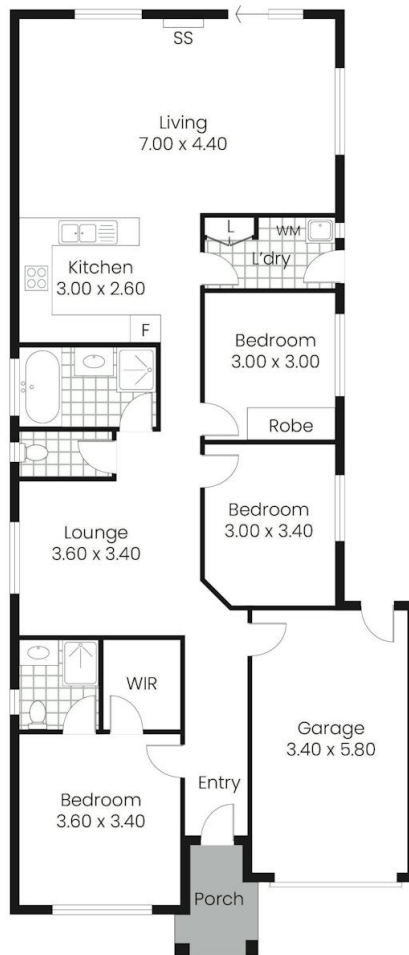
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- Land Area 360.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Single garage









Living:	123.32sqm
Garage:	19.72sqm
Porch:	3.84sqm
Total:	146.88sqm

This drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.  
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